



**Minutes**  
**City of Burlington Plan Commission**  
**September 9, 2014, 6:30 p.m.**

Mayor Robert Miller called the Plan Commission meeting to order at 6:30 p.m. Roll call: Alderman Tom Vos; Alderman Ruth Dawidziak; Commissioners Darrel Eisenhardt; John Lynch and Chris Reesman were present. Commissioner Mike Deans was excused.

**APPROVAL OF MINUTES**

Alderman Vos moved and Alderman Dawidziak seconded to approve the minutes of August 12, 2014. All were in favor, and the motion carried.

**CITIZEN COMMENTS**

None

**LETTERS & COMMUNICATIONS**

None

**PUBLIC HEARINGS**

**A. A Public Hearing to hear public comments regarding a Conditional Use application from Bradley Redmer & Sons Recycling, LLC for property located at 680 Maryland Avenue for a commercial recycling center.**

- Mayor Miller opened the Public Hearing at 6:31 p.m.
- There were no comments.

Alderman Vos moved, and Commissioner Reesman seconded to close the Public Hearing at 6:32 p.m. All were in favor and the motion carried.

**B. A Public Hearing to hear public comments regarding a Conditional Use application from Matt Middleton & Teena Flesch for property located at 732 S. Pine Street for motorcycle repair and retail store for used motorcycle parts.**

- Mayor Miller opened the Public Hearing at 6:32 p.m.
- There were no comments.

Alderman Vos moved, and Commissioner Eisenhardt seconded to close the Public Hearing at 6:33 p.m. All were in favor and the motion carried.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

### **A. Consideration to approve a Site Plan and a Conditional Use application from Bradley Redmer for property located at 680 Maryland Avenue to utilize the building as a recycling area for a loader to load and unload, subject to Patrick Meehan's August 29, 2014 memorandum to the Plan Commission.**

- Mayor Miller opened this item for discussion.
- Lynch questioned how the traffic was going to move in and out. Bradley Redmer of Redmer & Sons Recycling, LLC stated traffic would move between the two buildings next to Economy Electric and FCF Metal Salvage.
- Jeffrey Dunn, 657 Maryland Avenue, questioned what kind of machinery will be used. Bradley Redmer stated it would be no more than what Freddie (FCF Metal Salvage) brings in already.
- Yelena Dunn, 657 Maryland Avenue, stated the trucks will be coming from Hwy 36, by the Baseball Diamond, onto Maryland Avenue. She questioned what the hours of operation are and how much more noise there will be. Bradley Redmer stated the hours are Monday-Friday 8:30 p.m.-5 p.m. and the noise will stay the same.
- Yelena Dunn questioned what type of recycling it is. Bradley Redmer stated it is for larger scale of commercial metal work. Bradley Redmer stated the larger mills will be going out at one time instead of taking little trips more frequently.
- Yelena Dunn questioned if the work will mostly be conducted outside. Bradley Redmer stated most of the work is inside. He also stated not much will be changing from what is already being done.
- Jeffrey Dunn questioned if the Chocolate Fest ground will be used. Bradley Redmer stated no not really, just the front parking or the fenced in area.
- There were no more comments.

Commissioner Lynch moved, and Alderman Vos seconded to approve the use of this building as a commercial recycling area for a loader to load and unload, subject to Patrick Meehan's August 29, 2014 memorandum to the Plan Commission as follows:

- The recycling center shall be deemed as a type of warehousing use which (under the provisions of Table 5 of the City Zoning Ordinance requires a minimum of 0.5 off-street parking space per 1,000 square feet of floor area. Under that requirement, a minimum total of four (4) spaces shall be provided to the proposed use located in the building at the southwest corner of the subject property. This requirement appears

to have been met by the applicant with the provision of a total of ten (10) off-street parking spaces which currently serves the building(s).

- The provision of Section 315-52 regarding the required minimum number of plants materials in the required 15-foot landscape bufferyard area, shall be provided by the applicant to meet the requirements. A landscape bufferyard of intensity factor 3 is required which meets the fencing and landscape plant material requirements of Table 10 as follows:
  - A Minimum 6-Foot Tall Solid Fence with;  
Canopy/Shade Trees =  $2.3 \times 6.14 = 15$  trees  
Understory Trees =  $4.6 \times 6.14 = 29$   
Shrubs =  $12.4 \times 6.14 = 77$  shrubs
  - If the existing plant materials and existing fencing in the south bufferyard area is inadequate to meet the Zoning Ordinance requirements, a Landscape Plan for the south landscape bufferyard area shall be submitted for City staff review.
- The applicant must meet the various conditions set forth in the Wisconsin Department of Natural Resources. "Conditional Grant of Exemption for Development on a Property where Solid Waste has been disposed" (dated 1/20/05) from the prohibitions contained in s. NR 506.085 of the Wisconsin Administrative Code for property located at 680-688 Maryland Avenue, City of Burlington.
- If any NEW outdoor lighting is contemplated to serve the off-street parking lot, outdoor lighting data is required which indicates location, type, and illumination level (in footcandles) of all outdoor lighting proposed to illuminate the site meeting the requirements of Sections 315-30(H) of the City Zoning Ordinance. It is recommended that total cut-off luminaires be used throughout the site meeting the requirements of Sections 315-30(H) and 315-137(C)(25) of the City Zoning Ordinance.

*All were in favor and the motion carried.*

**B. Consideration to approve a Site Plan and a Conditional Use application from Matt Middleton & Teena Flesch for property located at 732 S. Pine Street to utilize the building as a motorcycle repair and retail store for used motorcycle parts, subject to Patrick Meehan's August 29, 2014 memorandum to the Plan Commission.**

- Mayor Miller opened this item for discussion.
- Vos stated this was previously Jester's Emporium.
- There were no more comments.

Alderman Vos moved, and Commissioner Reesman seconded to approve the use of this building as a motorcycle repair and retail store for used motorcycle parts, subject to Patrick Meehan's August 29, 2014 memorandum to the Plan Commission as follows:

- All garbage cans, trash dumpsters, trash containers, and other storage devices shall be closed containers with lids and shall be suitably screened from public view consisting of an enclosure with sight proof fencing (wood or masonry) or landscaping of an adequate height. Fencing and landscaping for such areas shall be maintained in good condition and kept litter-free. All garbage cans, trash containers, and other garbage storage devices shall be emptied and the contents thereof properly disposed of not less than once every seven days. No trash dumpster or other trash or waste receptacle shall be permitted in any off-street parking space or drive. All trash dumpsters and garbage receptacles shall be placed upon a paved slab. All trash dumpster and garbage receptacle areas shall be of an adequate size to accommodate the storage of materials to be recycled. A building permit shall be required for the construction of any garbage, trash, waste, or dumpster enclosure.

*All were in favor and the motion carried.*

**C. Consideration to approve a Certified Survey Map application from Leslie Scherrer of Leslie Scherrer Development, for property located at 2600 Browns Lake Drive to utilize the building for a two-tenant office building, subject to Patrick Meehan's August 29, 2014 and Kapur & Associates' memorandums to the Plan Commission.**

- Mayor Miller opened this item for discussion.
- Peter Scherrer, developer, stated two accessory buildings will be demolished.
- Leslie Scherrer, developer, stated Lot 1 will be the two-tenant office buildings (formerly Cottonpicker) and Lot 2 will have the parking lot, three (3) light fixtures and barn removed.
- Peter Scherrer stated the parking lot is important since it is in good shape and intend to do more developing there. He requested to have a modification to Patrick Meehan's memorandum to take down the two accessory buildings but leave the parking lot and light fixtures in 9 months rather than 6 months. Vos stated the parking lot is not used anyway so it would be a reasonable time. Administrator Lahner stated it is a reasonable compromise since the lights serve as a value for security purposes.
- There were no further comments.

Alderman Vos moved, and Alderman Dawidziak seconded to approve the Certified Survey Map to amend Patrick Meehan's recommendation to require the demolition of the two buildings and lights on Lot 2 within 9 months instead of 6 months, subject to Patrick Meehan's and Kapur & Associates' August 29, 2014 memorandums to the Plan Commission as follows:

- Since the proposed new lots already have existing development located there and a grading plan and Site Plan have been submitted by the applicant for proposed Lot 1, any new development placed on proposed Lot 2 will also need to have a Site Plan and site grading plan for City review and approval.
- The two (2) existing accessory garages, the existing, paved, off-street parking lot, and the three (3) existing lighting fixtures located on Lot 2 shall be removed by the property owner within six (6) months of the recordation of the Certified Survey Map at the Racine County Office of the Register of Deeds.
- Per City of Burlington Ordinance 236 and 278 on a Certified Survey Map the setbacks or building lines shall be shown. The outside diameter of found iron pipes shall be listed. A line table shall be listed for the proposed “Ingress and Egress” easement. Abutting highway shall be shown with a dashed or dotted underscore.

*All were in favor and the motion carried.*

**D. Consideration to approve a Site Plan application from Leslie Scherrer of Leslie Scherrer Development, for property located at 2600 Browns Lake Drive to utilize the building for a two-tenant office building, subject to Patrick Meehan’s August 29, 2014 and Kapur & Associates’ August 29, 2014 memorandums to the Plan Commission.**

- Mayor Miller open this item for discussion.
- Peter Scherrer stated that in Kapur’s review the one item required is to abandon the well and septic system. Peter Scherrer would like to have the consideration of keeping the well active but disconnect the well from the building and to keep the well for maintenance of the pond. Administrator Lahner stated to keep an irrigation well would be acceptable with a special permit.
- Director Workman stated a simple form would be completed and a master plumber must certify that the well has been disconnected. Patrick Scherrer stated a plumber’s permit will have to be applied for.
- Mayor questioned how soon it would be to disconnect the laterals. Peter Scherrer stated the laterals would be hooked up before winter comes.

Alderman Vos moved, and Alderman Dawidziak seconded to approve the Site Plan to amend Patrick Meehan’s recommendation to require the demolition of the two buildings and lights on Lot 2 but to leave the asphalt, and to disconnect the well without closing it within 9 months instead of 6 months, subject to Patrick Meehan’s and Kapur & Associates’ August 29, 2014 memorandums to the Plan Commission as follows:

- In order to provide adequate vision clearance, no obstructions (such as structures, signs, uses, parking, or vegetation) shall be permitted in the required triangular vision clearance space as follows:

- In the B-1, B-3 and B-4 Zoning Districts only, within the triangular vision clearance the corner cut-off distances establishing the triangular vision clearance space shall be increased to 60 feet from the intersecting private drive and/or street right-of-way lines and a line joining the two points on such lines. The proposed freestanding sign appears to be located about 65+/- feet from the intersection of Milwaukee Avenue and Browns Lake Drive. However, Meehan & Company, Inc. also recommends that the City Engineer review the location of this freestanding sign pursuant to the latest edition of the sight distance portion.
- All garbage cans, trash dumpsters, trash containers, and other storage devices shall be closed containers with lids and shall be suitably screened from public view consisting of an enclosure with sight proof fencing (wood or masonry) or landscaping of an adequate height. Fencing and landscaping for such areas shall be maintained in good condition and kept litter-free. All garbage cans, trash containers, and other garbage storage devices shall be emptied and the contents thereof properly disposed of not less than once every seven days. No trash dumpster or other trash or waste receptacle shall be permitted in any off-street parking space or drive. All trash dumpsters and garbage receptacles shall be placed upon a paved slab. All trash dumpster and garbage receptacle areas shall be of an adequate size to accommodate the storage of materials to be recycled. A building permit shall be required for the construction of any garbage, trash, waste, or dumpster enclosure.
- The existing outdoor lighting on proposed Lot 1 may be deemed as existing, non-conforming structures, fixtures, or uses and is lawful under the provisions of 2011 Wisconsin Act 170. However if any new additional outdoor lighting is installed on proposed Lot 1, such new additional outdoor lighting would need to be compliant with the City Zoning Ordinance as follows and with a Lighting Plan submitted to the City with the following elements submitted:
  - A catalog page, cut sheet, or photograph of the luminaire including the mounting method, a graphic depiction of the luminaire lamp (or bulb) concealment, and graphic depiction of light cut-off angles.
  - A photometric data test report of the proposed luminaire graphically showing the lighting distribution in all angles vertically and horizontally around the luminaire.
  - A plot plan, drawn to a recognized engineering or architectural scale, indicating the location of the luminaire(s) proposed, mounting and/or installation height in feet, the overall illumination levels (in footcandles) and lighting uniformities on the site, and the illumination levels (in footcandles) at the property boundary lines.
  - Exterior lighting in the B-1 District shall be limited to total cut-off type luminaires. The maximum permitted illumination shall be two (2) footcandles (as measured at the property line). The maximum permitted

luminaire height shall be 28 feet as measured from surrounding grade to the bottom of the luminaire.

*All were in favor and the motion carried.*

### **ADJOURNMENT**

Commissioner Lynch moved, and Commissioner Eisenhardt seconded to adjourn the meeting at 6:55 p.m. *All were in favor and the motion carried.*

Recording Secretary  
Kristine Anderson  
Administrative Assistant